

**PJ DEVELOPMENT HOLDINGS BERHAD (COMPANY NO. 5938-A)
QUARTERLY REPORT ON CONSOLIDATED RESULTS
FOR THE FIRST QUARTER ENDED 30 SEPTEMBER 2012**

NOTES TO THE INTERIM FINANCIAL REPORT

A1 Basis of Preparation

The interim financial report is unaudited and has been prepared in accordance with Financial Reporting Standard ('FRS') 134 'Interim Financial Reporting' issued by the Malaysian Accounting Standards Board and paragraph 9.22 of the Bursa Malaysia Securities Berhad Listing Requirements.

The interim financial report should be read in conjunction with the audited financial statements of the Group for the financial year ended 30 June 2012.

The accounting policies and methods of computation adopted by the Group in this interim financial report are consistent with those adopted in the audited financial statements of the Group for the financial year ended 30 June 2012 except for the adoption of the relevant FRSs, amendments to FRSs and IC Interpretations that are effective for financial year beginning on or after 1 January 2012 and 1 July 2012. The adoption of new FRSs, Amendments to FRSs and IC Interpretations is either not applicable to the Group's operations or does not have a material financial impact to the financial position and results of the Group.

As stated in the audited financial statements for the financial year ended 30 June 2012, the Group has elected for the continued use of FRSs for the financial year ending 30 June 2013 and 30 June 2014 as a transitioning entity affected by the scope of Malaysian Financial Reporting Standard ('MFRS') 141 and/or IC Interpretation 15. The Group would subsequently adopt the MFRS framework for the financial year ending 30 June 2015.

The Group is in the process of assessing the impact on the financial statements arising from the adoption of new FRSs and Amendments to FRSs and transition from FRSs to MFRS.

A2 Audit Qualification

The audit report of the Group's preceding annual financial statements was not qualified.

A3 Seasonal or Cyclical Factors

The businesses of the Group were not materially affected by any significant seasonal or cyclical factors during the financial period under review.

A4 Unusual Items

There were no items affecting assets, liabilities, equity, net income and cash flows of the Group that are unusual due to their nature, size or incidence for the current quarter and financial period to date.

A5 Material Changes in Estimates of Amounts Reported

There were no material changes in estimates of amounts reported in prior interim periods of the current financial quarter or in prior financial years that have a material effect in the current financial year.

A6 Debt and Equity Securities

There were no significant changes in the debt and equity securities and no shares buy-back, share cancellation and resale of treasury shares for the financial period under review.

On 23 November 2005, the shareholders of the Company had approved the authority to the Company to repurchase up to 10% of its own shares. The authority granted by the shareholders was subsequently renewed during each subsequent annual general meeting and the latest renewal was on 22 November 2012.

During the financial period under review, there were no re-purchase of shares.

As at 30 September 2012, a total of 475,000 shares repurchased were being held as treasury shares in accordance with Section 67A of the Companies Act, 1965. The Company may distribute the treasury shares as dividend to the shareholders or re-sell the treasury shares in the market in accordance with the Rules of Bursa Malaysia Securities Berhad or cancel the shares in accordance with Section 67A of the Companies Act, 1965.

The Company has neither made any resale nor any cancellation of its treasury shares.

A7 Dividend paid

No dividend is proposed for the period under review.

The first and final dividend of 5 sen per ordinary share less tax in respect of the financial year ended 30 June 2012 which was approved by the shareholders at the Annual General Meeting held on 22 November 2012 will be paid on 23 January 2013.

A8 Operating Segments

Operating segments information for the financial period to date:

	Properties	Construction	Manufacturing & Trading		Hotels & Leisure	Investment Holding	Others	Consolidated
	RM'000	RM'000	- Cable	- Building Material	RM'000	RM'000	RM'000	RM'000
Revenue								
Total Revenue	42,312	57,591	40,111	11,262	31,021	1,463	396	184,156
Inter-segment revenue	(31)	(15,965)	-	(3,118)	(191)	(825)	(361)	(20,491)
Revenue from external customers	42,281	41,626	40,111	8,144	30,830	638	35	163,665
Results								
Segment result	3,576	1,918	3,095	1,380	4,450	(2,743)	(139)	11,537
Finance costs	(1,058)	(183)	(105)	-	(443)	(125)	-	(1,914)
Interest income	235	12	56	-	4	355	7	669
Share of profit of								
- Associates	-	-	-	-	-	98	-	98
- Jointly Controlled Entity	-	-	-	-	-	(1,228)	-	(1,228)
Profit before tax	2,753	1,747	3,046	1,380	4,011	(3,643)	(132)	9,162
Tax expense	(514)	(490)	(905)	(233)	(210)	(124)	(7)	(2,483)
Net profit for the period	2,239	1,257	2,141	1,147	3,801	(3,767)	(139)	6,679

A9 Material Events Subsequent to the Date of the Statement of Financial Position

There was no material event subsequent to the end of the financial period under review.

A10 Changes in the Composition of the Group

There were no major changes in the composition of the Group for the financial period under review including business combination, acquisition or disposal of subsidiaries and long term investments, restructuring and discontinuing operations.

A11 Changes in Contingent Liabilities or Contingent Assets

There were no major changes in the contingent liabilities or contingent assets of the Group since the previous annual financial statements.

A12 Valuation of Property, Plant and Equipment

The Group did not perform any valuation on property, plant and equipment since the previous annual financial statements.

A13 Capital Commitments

Capital commitments not provided for in the financial statements as at 30 September 2012 are as follows:

	RM '000
Contracted but not provided for	
Property, plant and equipment	<u>5,881</u>

ADDITIONAL INFORMATION REQUIRED BY BURSA MALAYSIA SECURITIES BERHAD LISTING REQUIREMENTS

B1 Review of the Performance

For the first quarter ended 30 September 2012, the Group achieved revenue and pre-tax profit of RM163.67 million and RM9.16 million as compared to RM145.08 million and RM16.12 million for the corresponding quarter in the previous financial year.

Properties Division recorded a lower profit in the current quarter as most projects were launched recently and earnings have just started to flow in. We anticipate improved performance of this division in the coming quarters.

The higher turnover of the Construction Division in this quarter together with the upward revision of profit for closed projects resulted in higher profit as compared to the previous corresponding quarter.

The reduction in profit of the Manufacturing & Trading Division as compared to previous corresponding quarter was mainly due to lower profit margins from different customers and products mix.

The improvement in the occupancy rate of the hotels, resorts and inns as well as the increase in the timeshare membership sold had generated higher revenue and profit for the Hotel & Leisure Division in the current quarter.

B2 Comparison with Immediate Preceding Quarter

The Group's pre-tax profit of RM9.16 million was lower than the immediate preceding quarter's pre-tax profit of RM23.58 million. Property, Construction and Cables Divisions recorded lower profits during this quarter. The share of loss of the Jointly Controlled Entity also contributed to the lower profit in this quarter.

B3 Prospects

While we anticipate the global economy to remain uncertain, the Group is well positioned to meet the challenges in the current financial year ending 30 June 2013. With encouraging sales from projects launched recently, the Property Division is expected to perform better than previous financial year and other divisions are expected to perform satisfactorily.

B4 Profit Forecast

Not applicable as no profit forecast was published.

B5 Profit for the period

	CURRENT QUARTER		CUMULATIVE QUARTER	
	ENDED	ENDED	ENDED	ENDED
	30/09/2012	30/09/2011	30/09/2012	30/09/2011
	RM '000	RM '000	RM'000	RM '000
Profit for the period is arrived at after crediting / (charging) :				
Depreciation and amortisation	(5,449)	(6,098)	(5,449)	(6,098)
Dividend income	638	1,108	638	1,108
Exceptional items	-	-	-	-
Gain on disposal of long term quoted investments	-	4,387	-	4,387
Gain or loss on derivatives	-	-	-	-
Gain on disposal of investment properties	-	-	-	-
Impairment loss on inventories	-	-	-	-
Impairment loss on trade and other receivables	(767)	(266)	(767)	(266)
Impairment of assets	-	-	-	-
Interest accretion of trade receivables	232	-	232	-
Interest expense	(1,914)	(2,226)	(1,914)	(2,226)
Interest income	669	697	669	697
Write off of receivables	(21)	(20)	(21)	(20)
Write off of inventories	-	-	-	-
Reversal of impairment loss and write off on trade and other receivables	-	-	-	-
Unrealised foreign exchange loss	-	(7)	-	(7)

B6 Tax Expense

Taxation comprises:

	CURRENT QUARTER		CUMULATIVE QUARTER	
	ENDED	ENDED	ENDED	ENDED
	30/09/2012	30/09/2011	30/09/2012	30/09/2011
	RM '000	RM '000	RM'000	RM '000
Current tax expense				
Malaysia - current year	2,327	3,047	2,327	3,047
- prior year	-	-	-	-
Overseas - current year	147	167	147	167
- prior year	-	-	-	-
Deferred tax expense				
Origination and reversal of temporary differences	9	7	9	7
	2,483	3,221	2,483	3,221

B7 Status of Corporate Proposals

No corporate proposal has been announced but not completed at the latest practical date.

B8 Group Borrowings and Debt Securities

Total Group borrowings as at 30 September 2012 are as follows:

	Foreign Currency '000	RM Equivalent '000
Current		
Secured		95,058
Unsecured		
- denominated in US Dollar (USD)	181	552
- denominated in Ringgit Malaysia (RM)		<u>27,592</u>
		<u>123,202</u>
Non-current		
Secured		225,170
Unsecured		
- denominated in US Dollar (USD)	106	322
- denominated in Ringgit Malaysia (RM)		-
		<u>225,492</u>
Total :		<u><u>348,694</u></u>

B9 Disclosure of Realised and Unrealised Profits or Losses

The retained earnings as at 30 September 2012 and 30 June 2012 is analysed as follow:

	As at 30/09/2012 RM '000	As at 30/6/2012 RM '000
Retained earnings of the Company and its subsidiaries :		
Realised	388,177	379,029
Unrealised	(24,006)	(24,017)
	<u>364,171</u>	<u>355,012</u>
Share of retained earnings from associates :		
Realised	28,631	28,592
Unrealised	981	982
	<u>393,783</u>	<u>384,586</u>
Share of retained earnings from a jointly controlled entity		
Realised	-	1,228
	<u>393,783</u>	<u>385,814</u>
Consolidation adjustments	26,924	28,197
Total Group retained earnings as per consolidated accounts	<u><u>420,707</u></u>	<u><u>414,011</u></u>

B10 Changes in Material Litigation

(a) Swiss-Garden International Vacation Club Berhad vs Swiss Marketing Corporation Sdn. Bhd.

Swiss-Garden International Vacation Club Berhad ('SGIVCB'), a wholly owned subsidiary of the Company had initiated a civil suit against an external agent, Swiss Marketing Corporation Sdn. Bhd. ('Agent').

The civil suit taken by SGIVCB against the Agent was in respect of the wrongful repudiation of the Marketing Agreement entered into by the parties on 2 July 2001, which resulted in SGIVCB having suffered, amongst others, loss and damage amounting to RM5,280,344.16. In this civil suit, the Agent had filed a counter claim against SGIVCB claiming for its marketing fee, electricity and rental charges pursuant to the Marketing Agreement amounting to RM21,131,513.63, interests and costs.

After a series of court hearings, on 27 August 2010, the High Court allowed SGIVCB's claim against the Agent and ordered the Agent to pay damages amounting to RM5,231,706.00, damages for the loss of use of promotion materials amounting to RM48,638.16, damages for misrepresentation and loss of goodwill of SGIVCB to be assessed by a Senior Assistant Registrar as well as interest at 8% per annum, commencing from the date when the writ was filed until full and final satisfaction and costs.

At the same time, the High Court also allowed the Agent's claim for the marketing fee and related costs. The amount of the said marketing fee, however, would be assessed by a qualified accountant and set off with the damages awarded to SGIVCB.

The Agent appealed against the High Court's decision on 27 August 2010 ('Agent's Appeal'). The High Court appointed a qualified accountant for the assessment of the marketing fee on 3 September 2010.

On 17 November 2011, the High Court ordered that the Agent's claim for the marketing fee be allowed at RM7,880,426.00 with interests at the rate of 4% per annum from 22 August 2009 until full settlement. SGIVCB appealed to the Court of Appeal against the High Court's award ('SGIVCB's Appeal').

On 30 April 2012, the Court of Appeal allowed SGIVCB's Appeal and set aside the High Court's award given on 17 November 2011. The Court of Appeal further ordered that the amount of the marketing fee due to the Agent be remitted to the High Court for re-determination. On 20 September 2012, the High Court directed SGIVCB and the Agent to file their respective submissions and fixed the decision on 31 October 2012.

On 16 October 2012, the Court of Appeal dismissed the Agent's Appeal with costs of RM10,000 to be paid to SGIVCB.

On 31 October 2012, the High Court adjourned the decision on the re-determination of the Agent's marketing fee to 30 November 2012.

The Board of Directors are of the opinion that, after taking into consideration the damages of RM5,280,344.16 and the damages for misrepresentation and loss of goodwill together with the accrued interests awarded by the High Court to SGIVCB, the decision of the Agent's claim by the High Court will not have material impact on the financial statements of the Group.

B10 Changes in Material Litigation (continued)

(b) Karisma Sempurna Sdn. Bhd., Koperasi Perumahan Kluang Berhad and Wonderful Mineral Resources Sdn. Bhd. vs PJD Pravest Sdn. Bhd.

PJD Pravest Sdn. Bhd. ('Pravest'), a wholly owned subsidiary of the Company discovered trespass on its land held under H.S.(D) No. 18906 P.T. 1664, Mukim Penor, District of Kuantan, Pahang ('Land') and a police report was lodged on 5 March 2011.

Pravest subsequently discovered that there was a purported joint venture agreement ('JVA') dated 29 July 2010 entered by Pravest with Karisma Sempurna Sdn. Bhd., Koperasi Perumahan Kluang Berhad and Wonderful Mineral Resources Sdn. Bhd. ('Plaintiffs') to cultivate the Land for 30 years. Another police report was lodged in respect of the alleged involvement in the JVA.

On 11 April 2011, the Plaintiffs then initiated a civil suit against Pravest, seeking to enforce the purported JVA ('Suit'). The Plaintiffs in the same Suit, also claimed, among others, for (i) an order for permanent injunction prohibiting Pravest and/or its directors and/or agents from leasing or selling or from dealing with the Land in any way until the expiry of the lease, (ii) an order for permanent injunction prohibiting Pravest or its workers or agents from entering the Land or interfering or stop or attempt to stop the Plaintiffs from cultivating the Land and (iii) an order for specific performance that Pravest comply with the terms and conditions of the JVA.

On 14 September 2011, the Plaintiffs filed an interlocutory application for an interim injunction, until the disposal of the Suit, which was allowed by the High Court with costs ('Injunction Order').

On 20 January 2012, Pravest filed an application to vary the Injunction Order ('Pravest's Application'). On 9 March 2012, the High Court allowed to vary the Injunction Order, allowing inter alia, Pravest to take necessary steps to maintain the infrastructures built and oil palm seedlings that have been planted on the land.

The full trial for the Suit commenced on 2 April 2012 and was subsequently adjourned to 28 January to 30 January 2013.

The Board of Directors is of the opinion that, after taking into consideration that Pravest as the owner of Land had never entered into the any JVA with the Plaintiffs whereby police reports against the trespass on the Land and the involvement in the JVA had been made, the decision of the High Court will not have material impact on the financial statements of the Group.

B11 Dividend

No dividend is proposed for the period under review.

B12 Basic Earnings Per Share

The calculation of basic earnings per share is based on the net profit attributable to owners of the parent and the weighted average number of ordinary shares outstanding during the period, after taking into consideration of treasury shares held by the Company.

The diluted earnings per share are not shown as the exercise price of the warrants was higher than the market price of the ordinary shares as at the date of statement of financial position.

By Order of the Board

Leong Keng Yuen
Wong Tiew Kim
Secretaries